

020.A

0001

0405.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

435,900 / 435,900

USE VALUE:

435,900 / 435,900

ASSESSED:

435,900 / 435,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 405

Owner 1: KWAK MICHELLE C

Owner 2:

Owner 3:

Street 1: 511 TUMBLING HAWK

Street 2:

Twn/City: ACTON

St/Prov: MA Cntry Own Occ: N

Postal: 01718 Type:

PREVIOUS OWNER

Owner 1: GREGORY VIRGINIA S/TRUSTEE -

Owner 2: 18-405 SPY POND TRUST -

Street 1: 62 NORFOLK ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 622 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

Code Fact Price/Units Type Type Factor Value Price Neigh Influ Mod % % % % Value Class Land Code

102 Condo 0 Sq. Ft. Site 0 0. 0.00 6050

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	435,900			435,900			144882
							GIS Ref		
							GIS Ref		
							Insp Date		12/13/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	435,900	0	.	.	435,900		Year end	12/23/2021
2021	102	FV	429,700	0	.	.	429,700		Year End Roll	12/10/2020
2020	102	FV	417,400	0	.	.	417,400	417,400	Year End Roll	12/18/2019
2019	102	FV	406,400	0	.	.	406,400	406,400	Year End Roll	1/3/2019
2018	102	FV	335,300	0	.	.	335,300	335,300	Year End Roll	12/20/2017
2017	102	FV	300,400	0	.	.	300,400	300,400	Year End Roll	1/3/2017
2016	102	FV	300,400	0	.	.	300,400	300,400	Year End	1/4/2016
2015	102	FV	281,700	0	.	.	281,700	281,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREGORY VIRGINI		55631-112		10/20/2010		252,000	No	No		
GREGORY VIRGINI		39404-404		6/2/2003	Family		1	No	No	
		21245-526		6/1/1991		85,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/26/2019		Mail Update							MM	Mary M		
12/13/2017		Measured							DGM	D Mann		
5/6/2000									197	PATRIOT		

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Total Card / Total Parcel

435,900 / 435,900

435,900 / 435,900

435,900 / 435,900

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			643-5215, Building Number 18.																	
Sty Ht: 1	- 1 Story			A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:																				
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average																				
Prime Wall: 7 - Brick				A HBth:	Rating:																				
Sec Wall: %				OthrFix:	Rating:																				
Roof Struct: 4 - Flat				OTHER FEATURES																					
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																				
Color: BRICK				A Kits:	Rating:																				
View / Desir: W20 - WATER 20				Fpl: 0	Rating: Average																				
GENERAL INFORMATION				WSFlue:	Rating:																				
Grade: C - Average				CONDOS INFORMATION																					
Year Blt: 1985		Eff Yr Blt:		Location: W - Water View																					
Alt LUC:		Alt %:		Total Units:																					
Jurisdict:		Fact: .		Floor: 4 - 4th Floor																					
Const Mod:				% Own: 0.762099981																					
Lump Sum Adj:				Name: 35 - 6050																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING RES BREAKDOWN																	
Avg Ht/FL: STD				Phys Cond: AV - Average	20. %			Exterior:	No Unit	RMS	BRS	FL													
Prim Int Wal: 2 - Plaster				Functional:	%			Interior:	1	3	1	0													
Sec Int Wall: %				Economic:	%			Additions:																	
Partition: T - Typical				Special:	%			Kitchen:																	
Prim Floors: 4 - Carpet				Override:	%			Baths:																	
Sec Floors: %				Total:	20.4 %			Plumbing:																	
Bsmnt Flr:				CALC SUMMARY				Electric:																	
Subfloor:				Basic \$ / SQ: 325.00				Heating:																	
Bsmnt Gar:				Size Adj.: 1.46463025				General:																	
Electric: 3 - Typical				Const Adj.: 1.25949597				SUB AREA																	
Insulation: 2 - Typical				Adj \$ / SQ: 599.526				SUB AREA DETAIL																	
Int vs Ext: S				Other Features: 32718				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten								
Heat Fuel: 1 - Oil				Grade Factor: 1.00				GLA	Gross Liv Ar	622	599.530	372,905													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.35000002																					
# Heat Sys:				NBHD Mod:																					
% Heated: 100	% AC: 100			LUC Factor: 1.00																					
Solar HW: NO	Central Vac: NO			Adj Total: 547591				Juris. Factor:	Before Depr:			809.36													
% Com Wal	% Sprinkled			Depreciation: 111709				Special Features: 0	Val/Su Net:			700.80													
				Depreciated Total: 435982				Final Total: 435900	Val/Su SzAd:			700.80													
MOBILE HOME				Make: [] Model: [] Serial #:				Year: [] Color: []	IMAGE																
SPEC FEATURES/YARD ITEMS				PARCEL ID 020.A-0001-0405.0								AssessPro Patriot Properties, Inc													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N				Total Yard Items: []				Total Special Features: []				Total: []													